TRANSFORMING INFORMAL SETTLEMENTS:
A New Policy Brief on Community Land Trusts

THURSDAY, OCTOBER 29 · 10–11:30 AM ET · ONLINE
ENGLISH · LIVE CAPTIONS AVAILABLE IN 60+ LANGUAGES

Moderated by Mariana Gallo from World Habitat



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LINCOLN INSTITUTE OF LAND POLICY

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Session Guidelines

- **Language Access:**
  - This session offers live captions and real-time translation via Wordly.
  - Accept the Zoom prompt in the chat and select your preferred language.
  - Use the chat link to access audio translation in your preferred language.

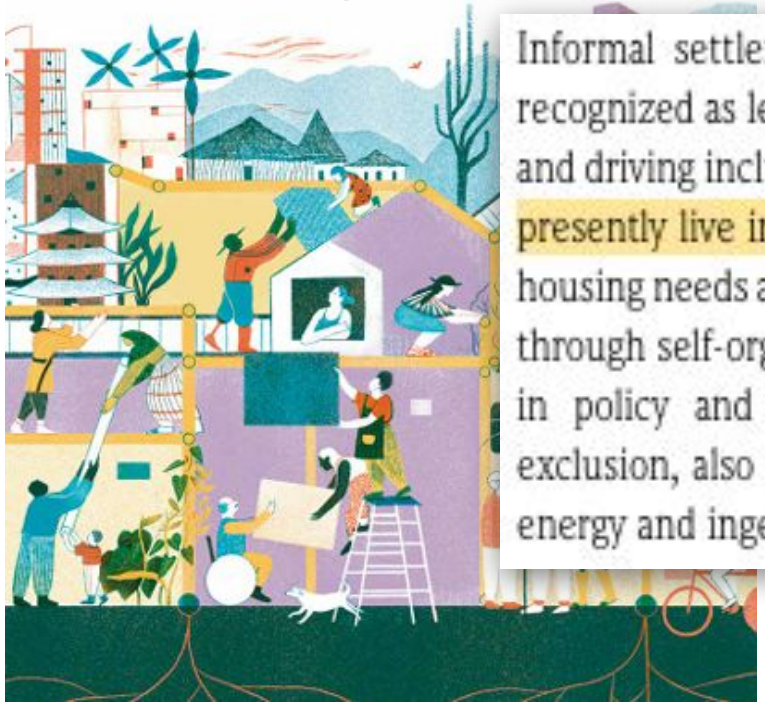
Wordly

- **Questions:** Please submit any questions you may have throughout the session in the Q&A box.
- **Recording:** This session is being recorded, and notes will be shared with all participants after the event.
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The Global Housing Crisis

Pathways to Action

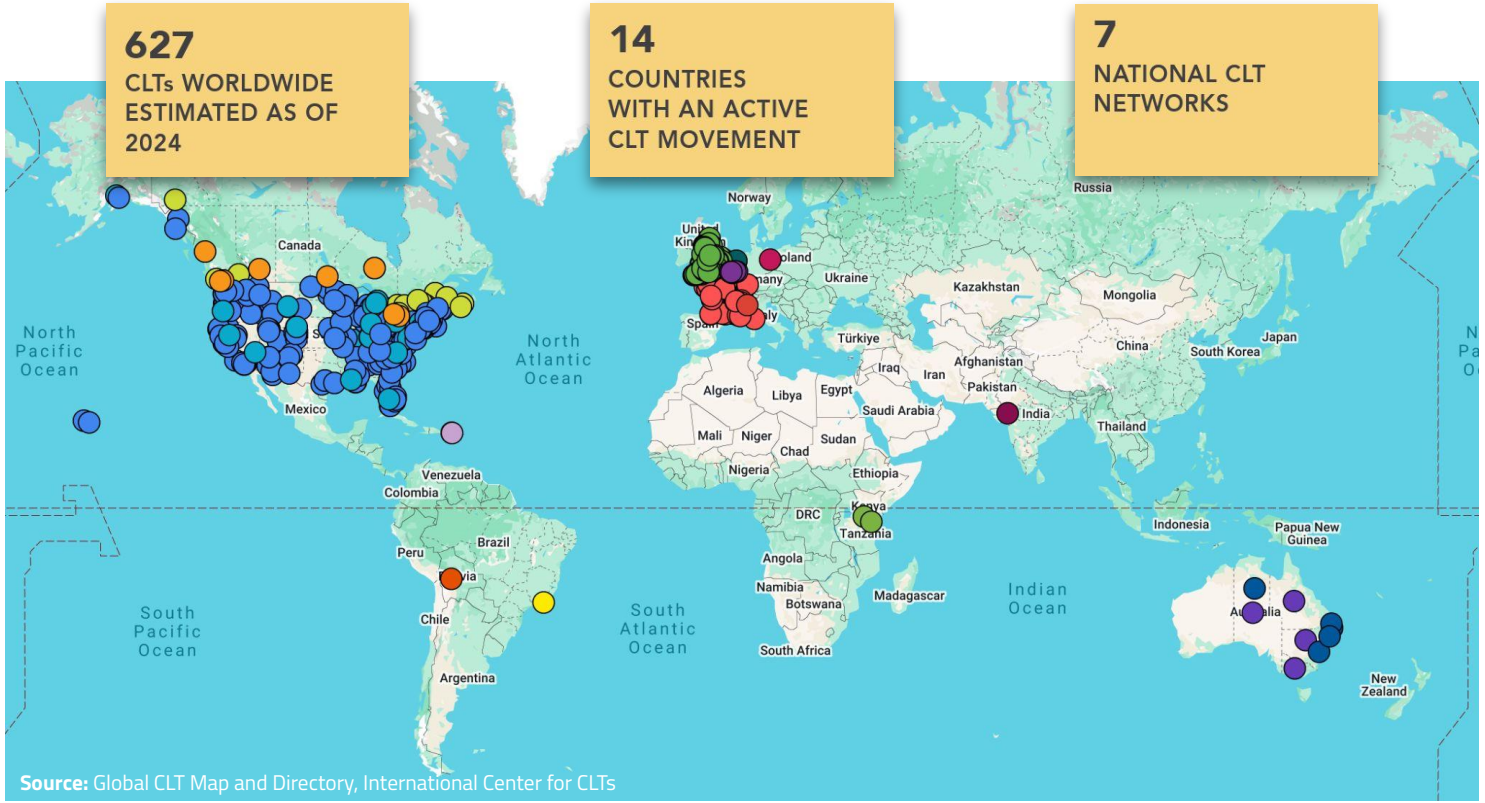


Informal settlements and incremental housing development should be recognized as legitimate avenues for providing access to adequate housing and driving inclusive economic development. More than 1.1 billion people presently live in informal settlements, reflecting both the scale of unmet housing needs and the capacity of households and communities to respond through self-organization and hybrid growth. Their widespread invisibility in policy and decision-making processes, besides exacerbating their exclusion, also represents a significant missed opportunity to harness the energy and ingenuity of these processes for positive housing outcomes.

What is a Community Land Trust?



A Growing Global Movement



Source: Global CLT Map and Directory, International Center for CLTs

INTERNATIONAL CENTER FOR COMMUNITY LAND TRUSTS

Strengthening community land ownership around the world

Support, promote, and serve the global CLT movement

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Run of Show

(5 min)	**Welcome & Framing**
(3 min)	**Enrique Silva**, *Lincoln Institute of Land Policy*
(3 min)	**Francesca Lionetti**, *UN-Habitat*
(5 min)	**Mariana Gallo**, *World Habitat*
(20 min)	**Tarcyla Fidalgo**, *International Center for CLTs; Lead author of the policy Brief*
(15 min)	**María E. Hernández Torrales**, *University of Puerto Rico; founding member, Caño Martín Peña CLT*
(15 min)	**Ricardo Carneiro**, *Estúdio Periférico; co-leading the Cova de Moura CLT Effort*
(15 min)	**Q&A**



Community Land Trusts: a tool to transform informal settlements to the benefit of resident communities

October 29th, 2026

Dr. Tarcyla Fidalgo
Lead of the Global South Initiative at the International Center for Community Land Trusts
tarcyla@communitylandtrust.net

Informal Settlements

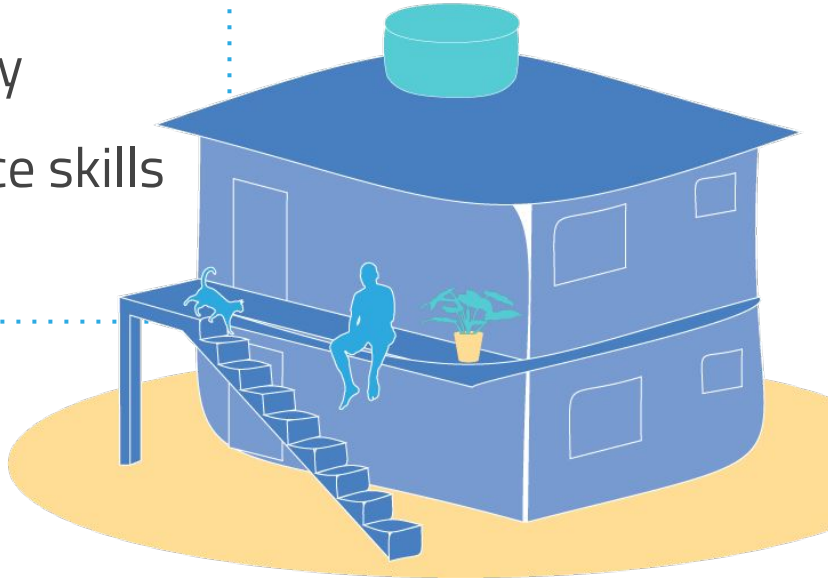
A Global Reality

- More than **1.2 billion people live in informal settlements** worldwide.
- **85% of all housing** worldwide is **built 'illegally.'** (McGuirk).
- **By 2050, nearly ⅓ of humanity** (up to 3 billion people)**, urban or rural, will live in informal settlements.**(ONU-Habitat).



Challenges and possibilities

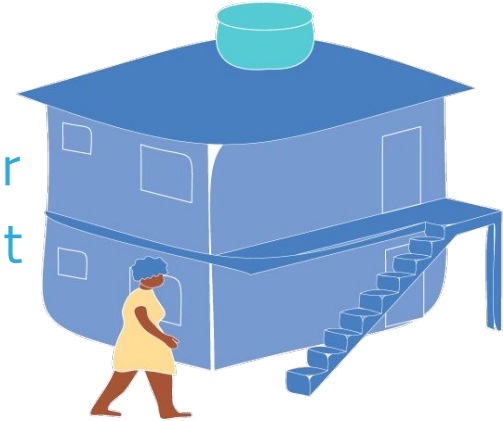
Challenges	Possibilities
Land tenure	Innovative solutions
Infrastructure	Strong social bonds
Public services	Solidarity
Relation with the public sector	Self governance skills



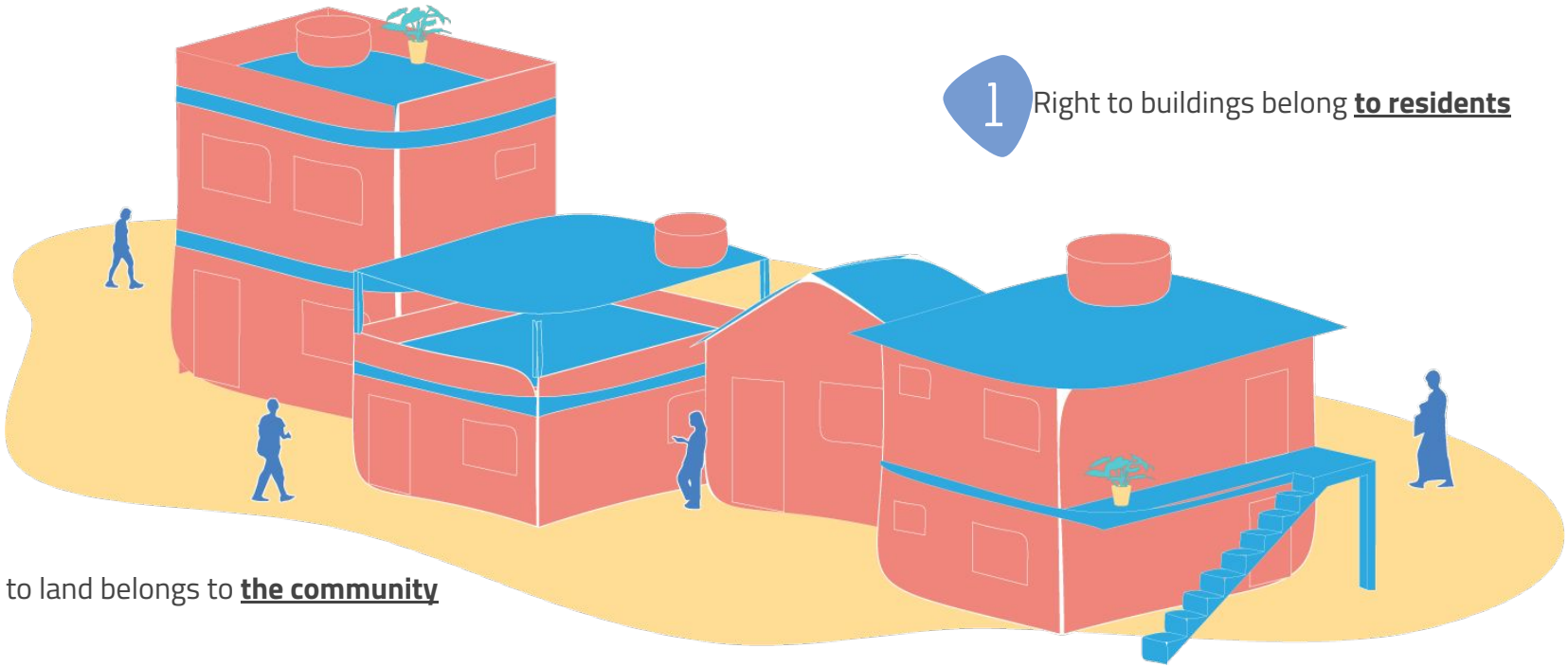
What is a Community Land Trust?

A stewardship model that separates the ownership of land (community) and houses/buildings (individuals), proving a more secure land tenure and the lead of the residents in the territory and community development.

This land is removed from the market and managed for long-term, equitable use—often starting with housing,but not limited to it.



The CLT is...



1 Right to buildings belong **to residents**

2 Right to land belongs to **the community**

This combination (1 + 2) results in → **Stronger right to adequate housing**

Why a CLT in informal settlements?

- Protect against displacement
- Secure land tenure
- Shared governance between community and government
- Adaptable to local contexts
- Maintain affordable housing in urban areas
- Preserve public investments in low-income communities

CLTs: Beyond Adequate Housing

- Urban Agriculture
- Memory
- Ancestrality
- Culture







The Global South Initiative

A Growing Global Movement

627
CLTs WORLDWIDE ESTIMATED AS OF 2024

14
COUNTRIES WITH AN ACTIVE CLT MOVEMENT

7
NATIONAL CLT NETWORKS



Building a Global South Ecosystem

A collaborative ecosystem for locally led CLT adaptation, learning, and long-term community stewardship.



REGIONAL NETWORKS
Deep local relationships, contextual knowledge, and reach across countries and communities.

LOCAL PRACTITIONERS
Community leaders and organizations adapting CLT principles to their local realities and leading the work.

PEER PRACTITIONERS
Practitioners sharing experience, tools, and lessons to solve problems together.

CLT CENTER
Global knowledge, technical expertise, training, and connections to support locally led initiatives.

RESEARCH & DOCUMENTATION
Evidence, learning, and documentation that inform practice and support replication.

A REINFORCING ECOSYSTEM
Each part strengthens the others, creating a self-reinforcing system that grows local capacity and accelerates impact.

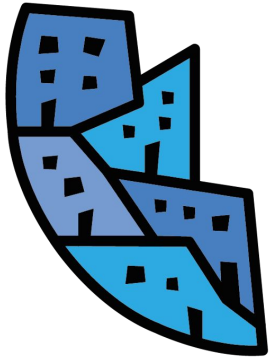
A REINFORCING CYCLE

LEARN → ADAPT → DEMONSTRATE → DOCUMENT → SHARE → SCALE

Know more:

www.cltweb.org/programs/gsclti

tarcyla@communitylandtrust.net



Favela
Community
Land Trust

Favela Community Land Trust Project - Brazil







The beginning - 2018

Workshop with the Caño Martín Peña CLT

Mobilization

Advocacy

Three Workfronts of the Favela-CLT Project

Dissemination

Favela-CLT Activities





Favela Community Land Trust






AMEAÇAS
Remoção
Desalojamento
Desapropriação
Falta de Visibilidade
Prefeitura + Mercado
Falta de Legalização
AMEAÇAS
Especulação imobiliária (Rocinha)
Ameaças de remoções
Ameaças de Reintegração de posse + gentrificação (Maré)
questões de segurança pública e construção do Parque da Maré
Rocinha
Ameaças
reintegração de posse
gentrificação
questão ambiental
traficante de drogas
especulação imobiliaria
reintegração de posse
Proprietario privado
gentrificação
a Prefeitura
questão sanitario / saúde


BANCOS




Termo
Territorial
Coletivo







Recognition in Brazil

- Legal provision of the CLT as an urban policy instrument in the master plan of 6 cities in Brazil - including Rio de Janeiro and Brasilia (capital of the country);
- Federal bill discussed in Congress to regulate the CLT nationally;
- Participation in national seminars promoted by social movements;
- Growing recognition by technicians and academics across the country;
- International recognition by ONU-Habitat.

Lessons from Brazil

- Multiple work fronts
- Work on the territories, with people, in multiple activities
- Disseminate the proposal to get more support
- Encourage academic research
- Importance of international support

Get to know more:

www.termoterritorialcoletivo.org

Thank you!

tarcyla@communitylandtrust.net



An instrument for land tenure regularization in the Caño Martín Peña Communties

October 29, 2026



1920

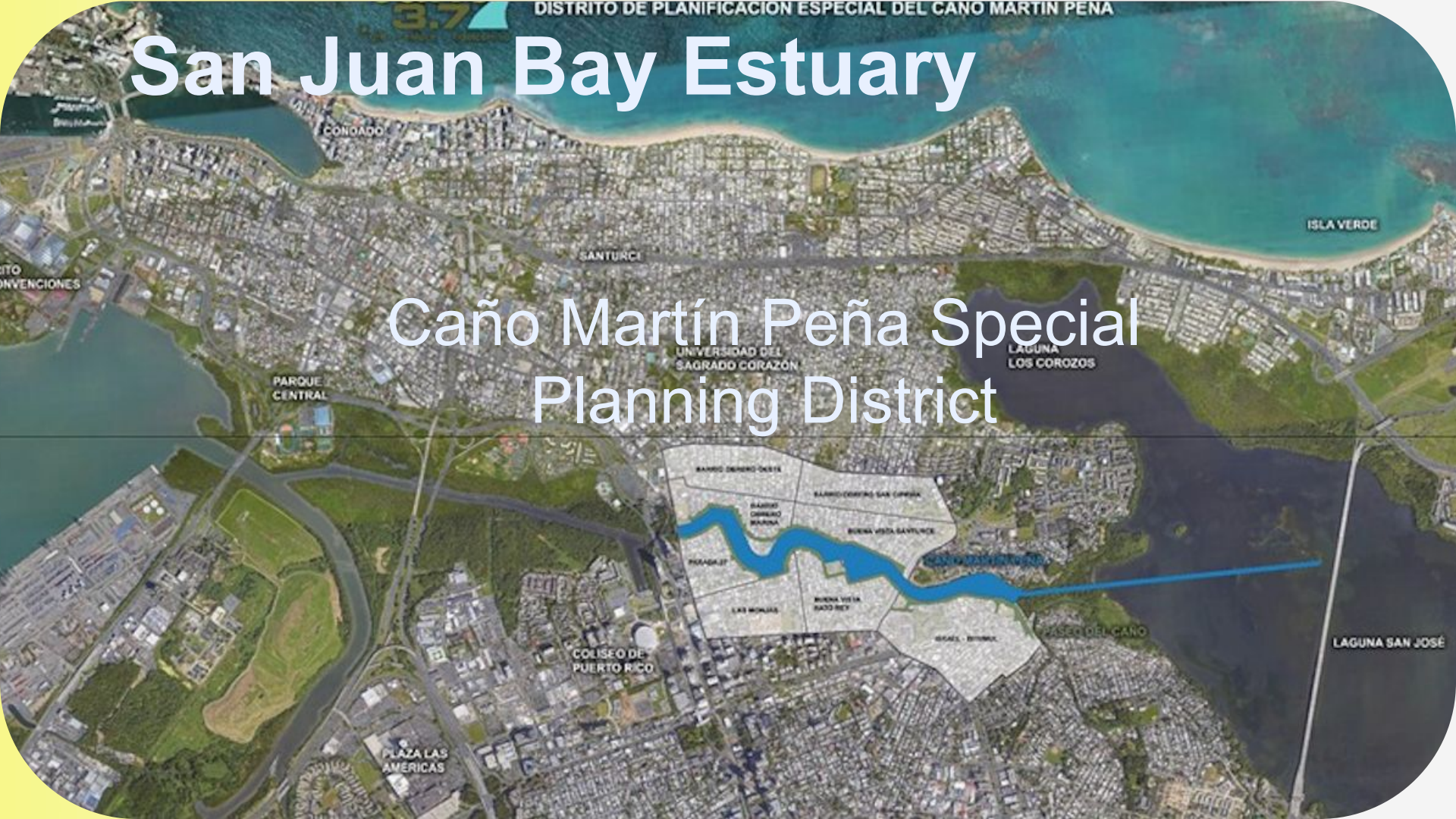


To



1980





San Juan Bay Estuary

Caño Martín Peña Special Planning District



The Martín Peña Canal is part of the San Juan Bay Estuary and runs right through the middle of the 8 communities.

The 8 Communities (Known as the G8)

Barrio Obrero
Barrio Obrero Marina
Buena Vista Santurce
Israel-Bitumul
Buena Vista Hato Rey
Las Monjas
Parada 27

Photo Circa 1945 - UPR





Memory of Displacement

1970 - 1980



1998 - 2004







Photos – Corporación del Proyecto ENLACE del Caño Martín Peña







Community Meetings



The CLT was the only instrument that could:

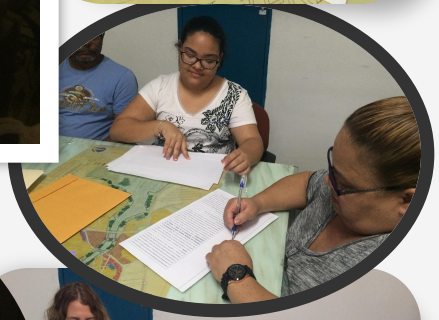
- **keep them in place,**
- **allow the land to be developed properly,**
- **make the canal cleanup possible, and**
- **guarantee affordable dignified housing for low-income families in San Juan permanently, without fear of displacement or gentrification.**

Signing Surface Rights Deeds













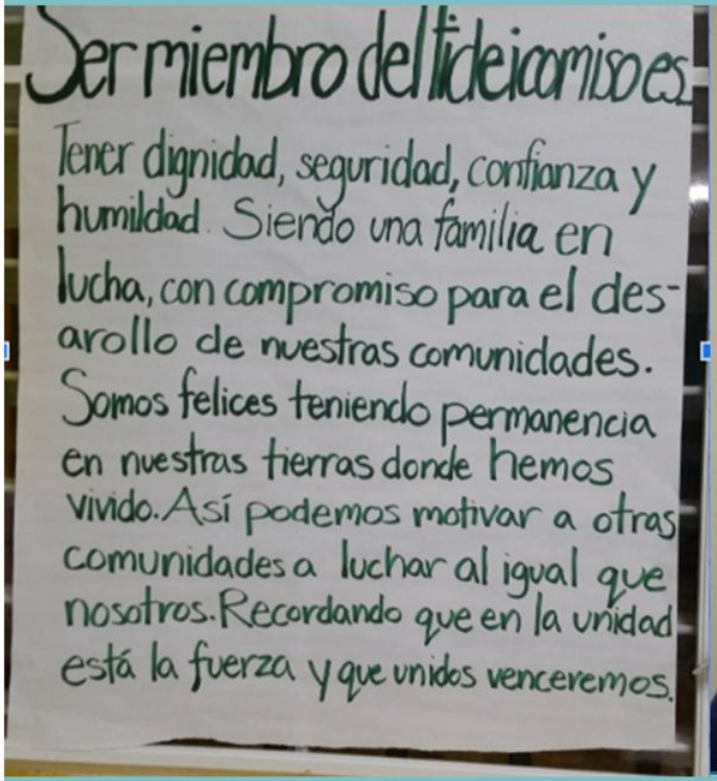


Housing development



Photos – Fideicomiso de la Tierra y Corporación del Proyecto ENLACE del Caño Martín Peña




Ser miembro del fideicomiso es:
Tener dignidad, seguridad, confianza y humildad. Siendo una familia en lucha, con compromiso para el desarollo de nuestras comunidades. Somos felices teniendo permanencia en nuestras tierras donde hemos vivido. Así podemos motivar a otras comunidades a luchar al igual que nosotros. Recordando que en la unidad está la fuerza y que unidos venceremos.


FIDEICOMISO DE LA TIERRA
Mi Hogar está seguro con el Fideicomiso

¡Gracias!

Thank you!

